

1 BILL NO. R-87-06-28

2 DECLARATORY RESOLUTION NO. R-44-87

3 A DECLARATORY RESOLUTION designating  
4 an "Economic Revitalization Area"  
5 under I.C. 6-1.1-12.1 for property  
6 commonly known as 714 W. Washington  
Blvd., Fort Wayne, Indiana 46802.  
(Keefer Printing Co., Inc., Petitioner).

7 WHEREAS, Petitioner has duly filed its petition dated  
8 June 17, 1987, to have the following described property  
9 designated and declared an "Economic Revitalization Area" under  
10 Division 6, Article II, Chapter 2 of the Municipal Code of the  
11 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-  
12 12.1, to-wit:

13 Lots 137, 138, 139 Rockhills  
14 1st Amended Addition;

15 said property more commonly known as 714 W. Washington Blvd.,  
16 Fort Wayne, Indiana 46802;

17 WHEREAS, it appears that said petition should be pro-  
18 cessed to final determination in accordance with the provisions  
19 of said Division 6.

20 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL  
21 OF THE CITY OF FORT WAYNE, INDIANA:

22 SECTION 1: That, subject to the requirements of Section  
23 4, below, the property hereinabove described is hereby designated  
24 and declared an "Economic Revitalization Area" under I.C. 6-1.1-  
25 12.1. Said designation shall begin upon the effective date of  
26 the Confirming Resolution referred to in Section 3 of this Resolu-  
27 tion and shall continue for one (1) year thereafter. Said desig-  
28 nation shall terminate at the end of that one-year period.

29 SECTION 2. That upon adoption of this Resolution:

30 (a) Said Resolution shall be filed with the Allen  
31 County Assessor;  
32



1 Page Two

- 2 (b) Said Resolution shall be referred to the Committee  
3 on Finance and shall also be referred to the De-  
4 partment of Economic Development requesting a re-  
5 commendation from said department concerning the  
6 advisability of designating the above designated  
7 area an "Economic Revitalization Area";
- 8 (c) Common Council shall publish notice in accordance  
9 with I.C. 5-3-1 of the adoption and substance of  
10 this Resolution and setting this designation as an  
11 "Economic Revitalization Area" for public hearing;
- 12 (d) If this Resolution involves an area that has al-  
13 ready been designated an allocation area under  
14 I.C. 36-7-14-39, then the Resolution shall be re-  
15 ferred to the Fort Wayne Redevelopment Commission  
16 and said designation as an "Economic Revitalization  
17 Area" shall not be finally approved unless said  
18 Commission adopts a resolution approving the peti-  
19 tion.

20 SECTION 3. That, said designation of the hereinabove  
21 described property as an "Economic Revitalization Area" shall  
22 only apply to a deduction of the assessed value of both real  
23 estate and personal property for new manufacturing equipment.

24 SECTION 4. That this Resolution shall be subject to  
25 being confirmed, modified and confirmed or rescinded after public  
26 hearing and receipt by Common Council of the above described re-  
27 commendations and resolution, if applicable.

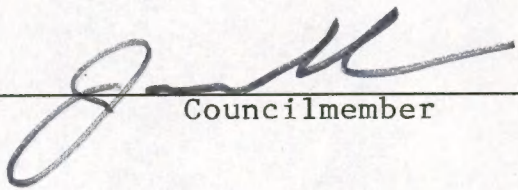
28 SECTION 5. Pursuant to I.C. 6-1.1-12.1-3(b)(1), it is  
29 hereby determined that the deduction from the assessed value of  
30 the real property shall be for a period of ten (10) years.

31 SECTION 6. That this Resolution shall be in full force  
32

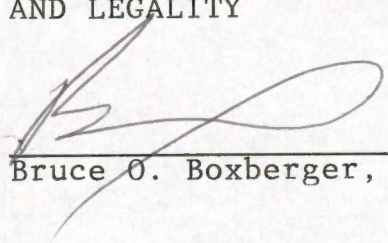


1 Page Three

2 and effect from and after its passage and any and all necessary  
3 approval by the Mayor.

4  
5   
6 Councilmember

7 APPROVED AS TO FORM  
8 AND LEGALITY

9   
10 Bruce O. Boxberger, City Attorney  
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Read the first time in full and on motion by \_\_\_\_\_ seconded by \_\_\_\_\_, and duly adopted, read the second time by title and referred to the Committee \_\_\_\_\_ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ .M., E.

DATE: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Stier seconded by Quinta, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	_____	_____	<u>1</u>	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	<u>✓</u>	_____
<u>GIAQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 6-23-87

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. Q-44-87 on the 23rd day of June, 1987,

ATTEST:

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

(SEAL)  
Mark E. GiaQuinta  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 24th day of June, 1987, at the hour of 11:00 o'clock A. .M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 25th day of June, 1987, at the hour of 9:00 o'clock A. .M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

R-17-06-28

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 714 W. Washington Blvd., Fort Wayne, Indiana 46802. (Keefer Printing Co., Inc., Petitioner).

EFFECT OF PASSAGE Renovation of entire existing 13,000 sq. foot structure, with new historical facade and the addition of 4,000 sq. feet of new space, which will have a positive impact on the area.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$470,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_



AN APPLICATION TO  
THE CITY OF FORT WAYNE, INDIANA  
FOR DESIGNATION OF PROPERTY AS AN  
"ECONOMIC REVITALIZATION AREA"

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

☒ Real Estate Improvements  
☒ Personal Property (New Manufacturing Equipment)  
☐ Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: KEEFER PRINTING Co., INC.

Address of Applicant's Principle Place of Business:

714 W. WASHINGTON BLVD.  
FT WAYNE, IN 46802

Phone Number of Applicant: (719) 424-4543

Street Address of Property Seeking Designation:

SAME

S.I.C. Code of Substantial User of Property: \_\_\_\_\_

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the project site within the flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the project site within the rivergreenway area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the project site within a Redevelopment Area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the project site within a platted industrial park?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the project site within the designated downtown area?	<input type="checkbox"/>	<input type="checkbox"/>
Is the project site within the Urban Enterprise Zone?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Will the project have ready access to City Water?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will the project have ready access to City Sewer?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? B-3B

What zoning classification does the project require? B-3B

What is the nature of the business to be conducted at the project site?  
COMMERCIAL RENTING

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

13,000 Sq. FOOT STRUCTURE

What is the condition of structure(s) listed above? Good

Current assessed value of Real Estate:

Land	<u>10,700.00</u>
Improvements	<u>29,700.00</u>
Total	<u>39,900.00</u>

What was amount of Total Property Taxes owed during the immediate past year? 6900.00 for year 1986.

Give a brief description of the proposed improvements to be made to the real estate.

RENOVATING ENTIRE EXISTING STRUCTURE w/ NEW HISTORICAL FACADE  
AND ADD 7000 Sq. FEET OF NEW SPACE.

Cost of Improvements: \$ 425,000.00

Development Time Frame:

When will physical aspects of improvements begin? AUGUST 1, 1987

When is completion expected? DECEMBER, 1987

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: \_\_\_\_\_



What was amount of Personal Property Taxes owed during the immediate past year? \_\_\_\_\_ for year 19\_\_.  
Give a brief description of new manufacturing equipment to be installed at the project site.

45" PAPER CUTTER

Cost of New Manufacturing Equipment? \$ 55,000.00

Development Time Frame:

When will installation begin of new manufacturing equipment? DECEMBER

When is installation expected to be completed? DECEMBER

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 18

How many permanent jobs will be created as a result of this project?  
8

Anticipated time frame for reaching employment level stated above?  
2 YEARS

What is the nature of those jobs?

6 WILL BE SKILLED GRAPHIC ARTS JOBS AND 2 TO BE IN SALES AND PRODUCTION MANAGEMENT

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

THERE ARE SOME EVIDENCES OF AGE AND DETERIORATION OF GROWTH IN THIS AREA OF TOWN. THIS PROJECT SHOULD HAVE A VERY POSITIVE IMPACT ON THESE PROBLEMS.

In what Township is project site located? WAYNE

In what Taxing District is project site located? FT. WAYNE - WAYNE



G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

JAMES KEERER OR RICHARD KEERER - 714 W. WASHINGTON

Phone Number of Contact Person (214) 424-4543

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

Richard Keerer  
Signature of Applicant

6-17-87  
Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

LEGAL \*LOTS 137, 138, 139 ROCKHILLS 1ST ATTENDED ADDITION



BILL NO. R-87-06-28

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an "Economic  
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly

known as 714 W. Washington Blvd. Fort Wayne, Indiana 46802

(Keefer Printing Co., Inc., Petitioner)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG  
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)  
(RESOLUTION)

YES

NO

BEN A. EISBART  
CHAIRMAN

JAMES S. STIER  
VICE CHAIRMAN

CHARLES B. REDD

DONALD J. SCHMIDT

SAMUEL J. TALARICO

CONCURRED IN 6-23-87

SANDRA E. KENNEDY  
CITY CLERK